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EXHIBIT A

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THE MINNEAPOLIS STAR Mon., May 8, 1961

Suburb May Seek U. S. Aid to Oust 'Eyesore' in Renewal Move

St. Louis Park may ask federal assistance to eliminate Republic Creosoting Co., a 76-acre "eyesore" just north of Hwy. 7.

2 The city this week will submit a 14-page workable program for community improvement to the housing and home finance agency (HHA), Camille D. Andre, city manager, said.

If HHA approves the program—a general statement of the city's present efforts to eliminate and prevent slums and blight—the city will be eligible for urban renewal applications.

3 City officials acknowledged that the principal reason for seeking federal aid is to remove the creosote plant, which has been in operation at the site more than 50 years.

Under urban renewal, the city would buy, clear and improve the creosote property and then sell it for other industrial development. The federal government would pay two-thirds of the net cost and the city would pay the rest.

Mayor Kenneth Wolfe said there is "no question" the city council would approve such a project.

He noted that much of the 76 acres is too low to be suitable for other industry immediately upon clearing.

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About three or four feet of additional soil is necessary to ensure proper drainage of the area, he said.

In the past rain water and creosote have soaked into the ground and contaminated at least one city well which had to be abandoned a number of years ago, Wolfe added.

Andre listed three other reasons for redevelopment:

1 THE PLANT is a nuisance use in the area.

2 THE PLANT emits smoke and unpleasant odors. Residents nearby, though they moved in long after the plant was built, have objected to "large quantities of dirt, dust, fumes, cinders and other unpleasant substances."

3 THE PROPERTY is not highly-productive taxwise. Total market value of the 76 acres and buildings is \$228,600, according to R. R. Connery, city assessor.

A key requirement in the program to be given to HHFA this week is a citizens' advisory committee. Fifteen residents were named to the committee last week.

They are Mrs. E. C. Davidson, 2510 Nylon Av.; Lester B. Drager, 6520 Elliot View road; Patrick L. Lawless, 2836 Maryland Av.; Mas Matsumoto, 2637 Hampshire Av.; L. T. Merrigan, 4321 Mackey Av.; Mrs. Henry Morris, 1021 W. 39th St.; Mrs. Kenneth Schlenker, 2511 Rhode Island Av.; Donald Turkington, 3250 Louisiana Av.

Also Robert E. Wheelock, 4218 Toledo Av.; William J. Hansen, 2405 Decatur Av.; Everett Goulet, 1645 Oregon Av.; John J. Novotney, 3537 Zinran Av.; Irving R. Brand, 4300 Forest road; Robert

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- 1 Oelke, 2608 Huntington Av., and Mrs. Vernon O'Brien, 2832 Alabama Av.

The first meeting has been set for 8 p.m. May 16 at city hall, Councilman Leonard J. Thiel, an ex-officio member of the committee, said.

The committee will define all areas in St. Louis Park which need improvement, Andre said. Members will try to get residents interested in improving their property to prevent blight from starting.

- 2 The property between Walker St. and Hwy. 7 and between Hwy. 7 and Lake St. also is low land and requires redevelopment for maximum benefit, Wolfe said.

Total area involved is 88.1 acres.

THE MINNEAPOLIS STAR

Tues., Aug. 1, 1961

Suburban Renewal Plan OK'd

Special to the Minneapolis Star

- 3 WASHINGTON — Federal housing administrator Robert C. Weaver today approved the "workable program" for St. Louis Park, Minn.

The approval means the government has agreed the city is making strong enough local efforts in planning and housing code enforcement to become eligible for federal aid in urban renewal.

St. Louis Park would like to start an urban renewal project on the 76 acres now occupied by Republic Crosscutting Co. just north of Hwy. 7 and west of Gorham Av. The land would be redeveloped for other industry.

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Wenver's approval of the city's workable program does not constitute approval of this particular redevelopment project. 1

"We'll go just as fast as we can" (in seeking federal assistance to eliminate the creosote plant), pledged Mayor Kenneth Wolfe.

The federal government would pay two-thirds of the net cost of the renewal project and the city would pay the rest.

Republic Creosoting is located in a low area which prevents proper drainage of storm water. Residents have complained that the plant is an "eyesore," and that it emits smoke and unpleasant odors and dirt and cinders. 2

The city plans to study how much fill would be required to bring the land to a proper elevation. Then the urban renewal application would be prepared.

THE MINNEAPOLIS STAR Thurs., Nov. 16, 1961 3

Urban Renewal Plan to Aim at Firm

An ordinance creating a five-member urban renewal authority in St. Louis Park currently is being drafted by City Manager Camille D. Andre.

Prime goal of the renewal plan, St. Louis Park officials admit, is the displacement of the big Republic Creosoting Co. plant. The plant sprawls over 76 acres north of Hwy. 7 in the south central part of St. Louis Park, and has been criticized as a "nuisance" and "eyesore."

The authority, similar to the Minneapolis hous-

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- 1 ing and redevelopment authority, would be appointed by the St. Louis Park mayor, subject to council approval.

The City already has been certified by the federal housing and home finance agency and is eligible to apply for federal renewal funds.

Built in 1917

The Republic plant was built in 1917, long before suburban homes were built around it.

- 2 Fumes and an oily residue that have plagued the city with storm drainage problems have been major causes of dissatisfaction with the plant, city officials say.

If the federal government okays the renewal plan, the authority would buy, clear and improve Republic Cressoting land and sell it to other industry.

Federal funds would pay up to two-thirds of the net cost. The city would pay the balance.

St. Louis Park officials decline to estimate the city's share, pending a study to be made before any request for federal aid.

- 3

Own Tax Power

The urban renewal authority would have its own taxing and bonding power, subject to approval of the city council, according to state law.

The council also would make the final decision on whether to go ahead with a project.

Authority members would be appointed for five years, holding staggered terms. The initial appointments' terms each would be of different length—one, two, three, four and five years.

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THE MINNEAPOLIS STAR Thurs., Dec. 28, 1961 1

**Creosote Firm Thinks Drainage, Odor Problems
Can Be Solved**

By Paul Gilje

Minneapolis Tribune Staff Writer

Problems between the Republic Creosoting Co. and the city of St. Louis Park could be worked out short of urban renewal, according to Herbert L. Finch, manager of the firm.

He acknowledged that odor, smoke and bad drainage have plagued the 76-acre plant, but said that steps have been taken recently to eliminate some of these problems.

Finch said he has received only unofficial information about the city's plans to remove Republic Creosoting Co.

The city is in its early stages of preparing for urban renewal authority to guide the program. Mayor Kenneth Wolfe and members of the city council have made no secret of the fact that the creosoting plant is their renewal target.

Treats Ties

Located in the middle of St. Louis Park, the plant each year treats about 1,700,000 cubic feet of railroad ties, bridge timber, fence posts, telephone poles and other lumber. Creosote is an oily mixture used as a wood preservative.

A major smoke problem was eliminated last February, Finch said, when the heating unit was converted from fuel oil to gas. Now smoke comes out

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- 1 only on the 30 or 40 coldest days of the year when fuel oil, a cheaper product, is used instead of gas, he said.

Finch said he is willing to talk with city officials to see what can be done about odor and bad drainage.

To Meet

- 2 Mayor Wolfe said he and Finch, City Manager Camille D. Andre and Hal Trumble, executive manager of the St. Louis Park Chamber of Commerce, will meet Tuesday.

The city, aided by federal funds, wants to buy, clear, improve and re-sell the land to other industry. Presumably some three feet of fill would be placed on the 76 acres to cover the creosote residue and assure proper drainage.

It is doubtful that Republic could move and still maintain a favorable shipping position, Finch said.

- 3 Lumber cut on the west coast can be shipped to the east coast, with a stopover at Republic for creaming, at the same rate it can be shipped without a stopover, he explained, because the plant is located in a special shipping zone in the Twin Cities area.

Because Republic is located in such a zone, it can compete with creosote plants on the west coast, he said.

Republic is a division of Reilly Tar and Chemical Corp., Indianapolis, Ind. It employs some 80 persons.

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